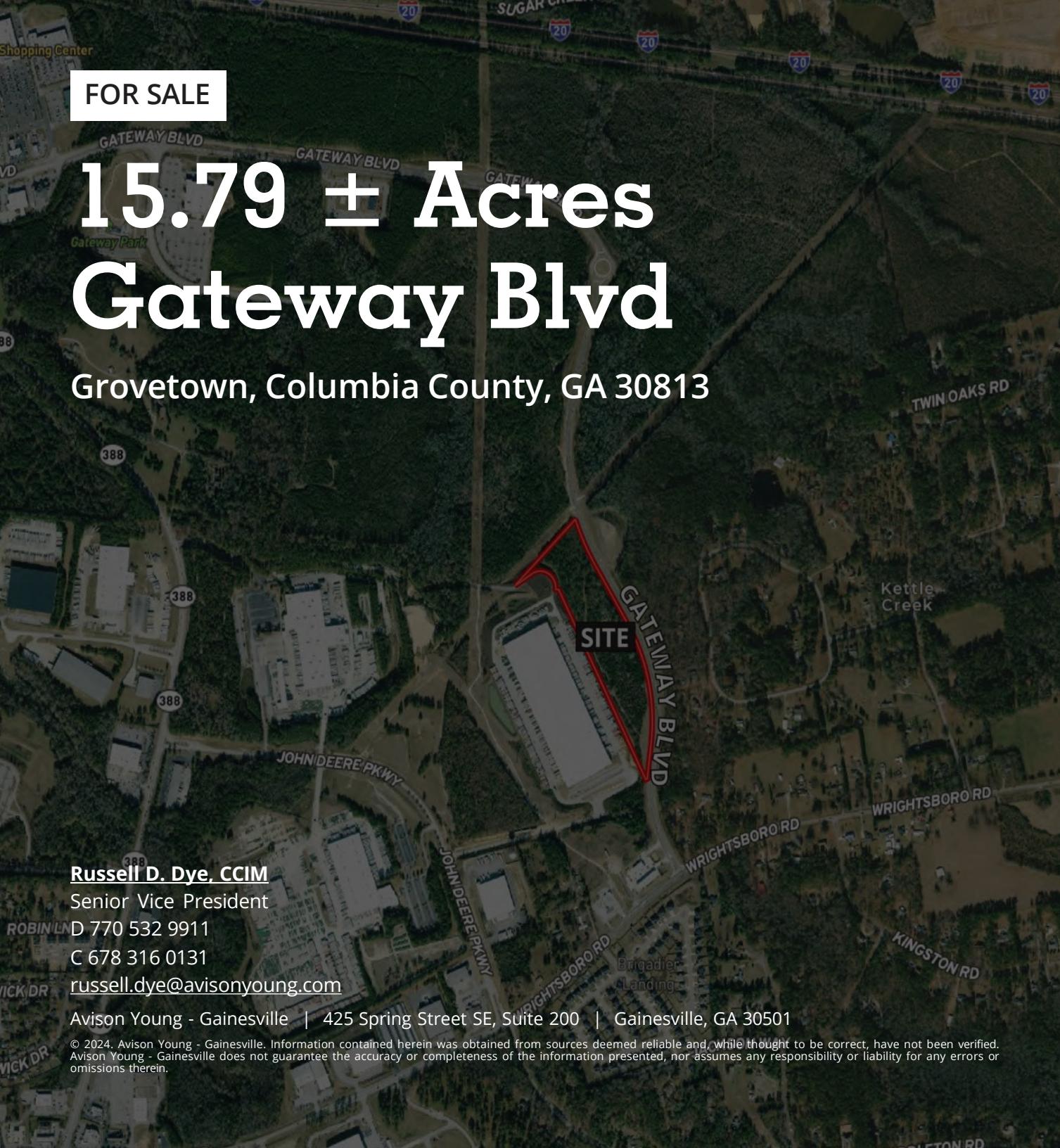


FOR SALE

# 15.79 ± Acres Gateway Blvd

Grovetown, Columbia County, GA 30813



Russell D. Dye, CCIM

Senior Vice President

D 770 532 9911

C 678 316 0131

[russell.dye@avisonyoung.com](mailto:russell.dye@avisonyoung.com)

Avision Young - Gainesville | 425 Spring Street SE, Suite 200 | Gainesville, GA 30501

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15.79 ± Acres  
Augusta Area  
Development  
Site

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**AVISON  
YOUNG**

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## 15.79 +/- Acres in Augusta Area

### Offering Summary

Sale Price:	\$165,000 / acre
Lot Size:	15.79 Acres

### Get more information

**Russell D. Dye, CCIM, ALC**  
Senior Vice President  
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### Executive Summary

This expansive 15.79 ± Acre development site is strategically positioned in the Grovetown submarket near Augusta, GA. Ideally located just 1.8 miles from I-20, it boasts close proximity to the thriving Medical, Retail, and Industrial growth along Horizon Parkway. Close to the new 100-bed Wellstar Hospital, Zoned M2, and supported by a favorable local development municipality, this site offers immense potential. With 2,250' ± of frontage on Gateway Blvd and available utilities, it stands as a great development opportunity in the Augusta MSA.

# Aerial Overview

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## Aerial Overview

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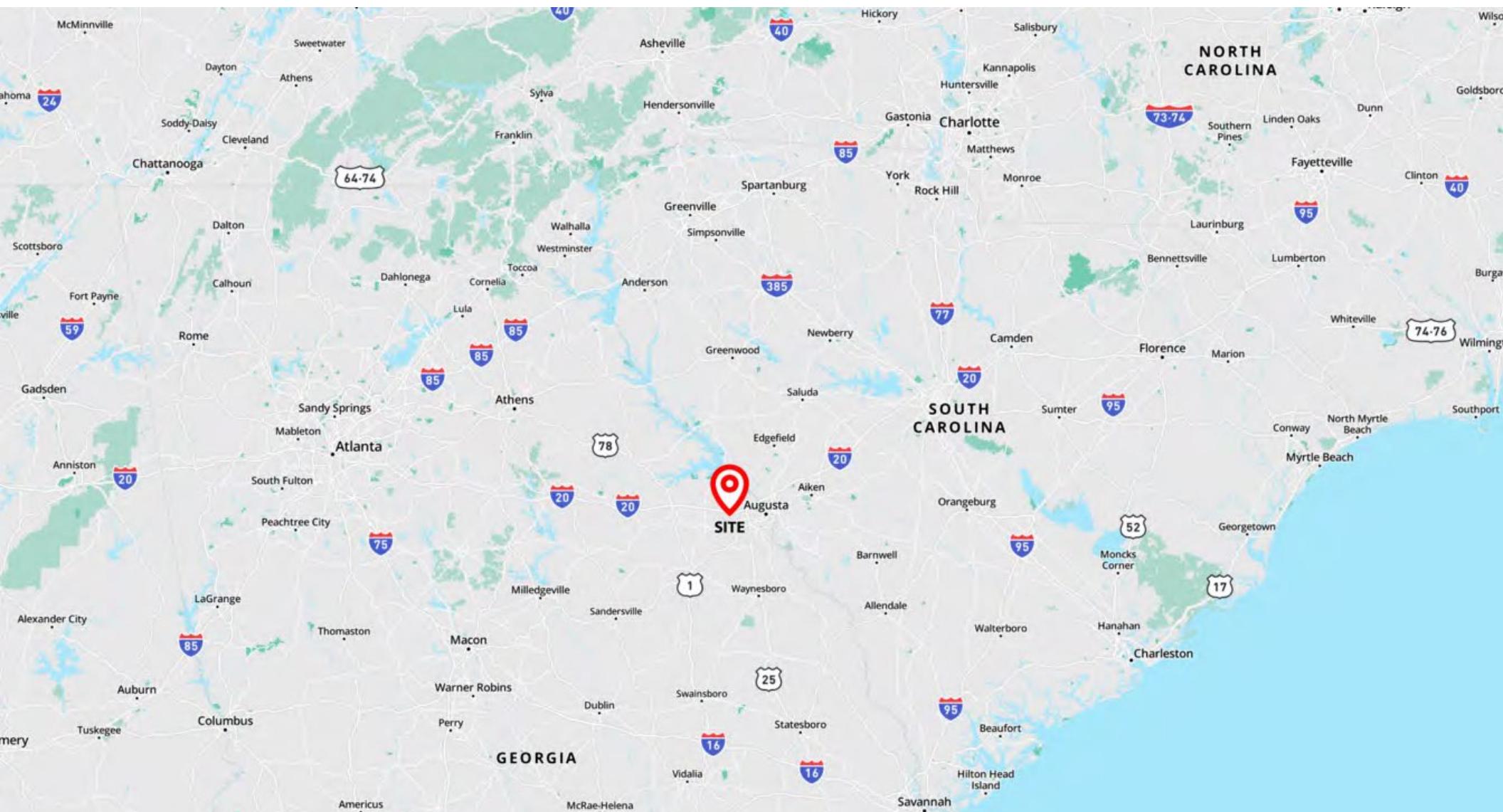
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## Regional Map

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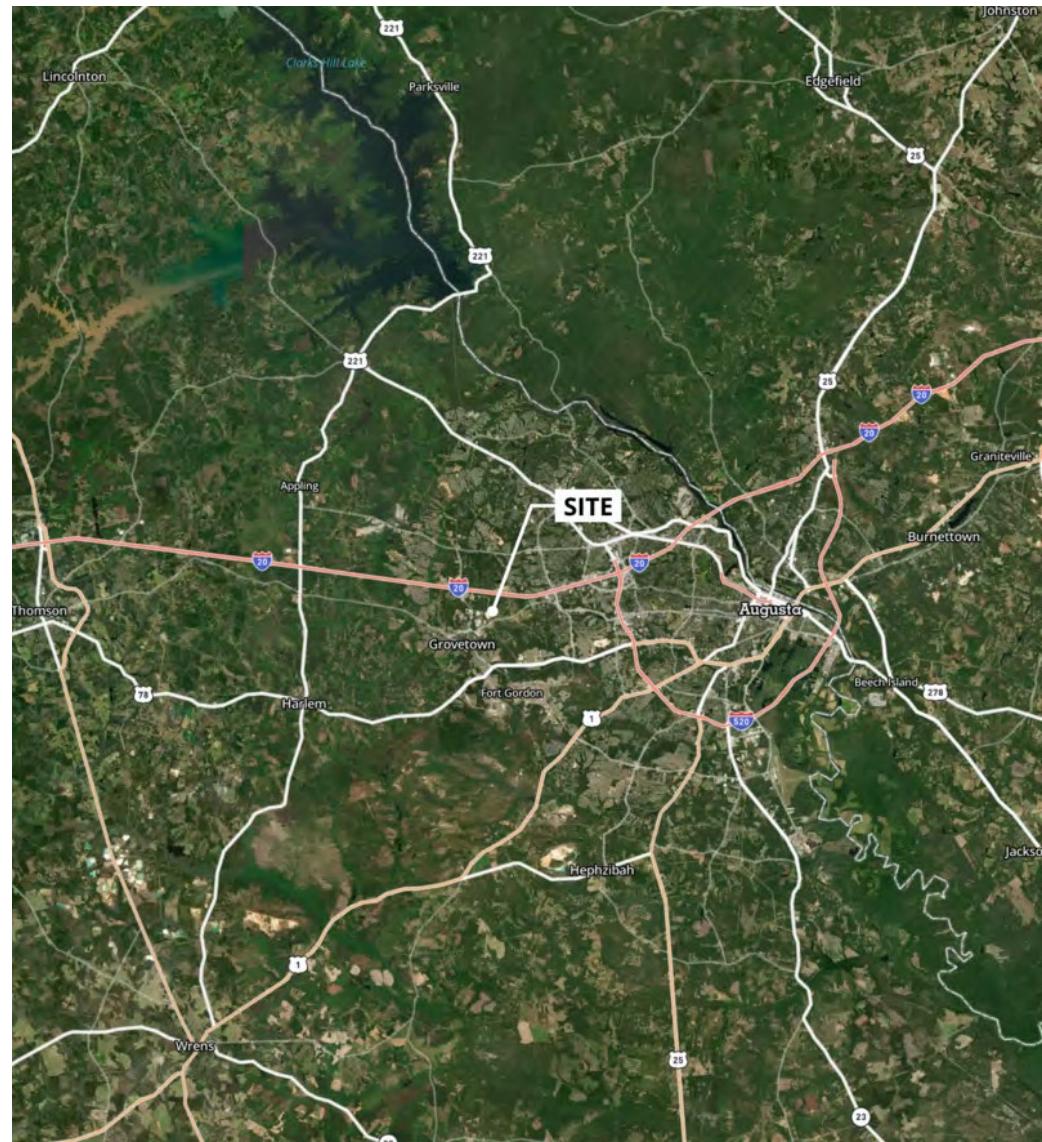
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## Local Maps

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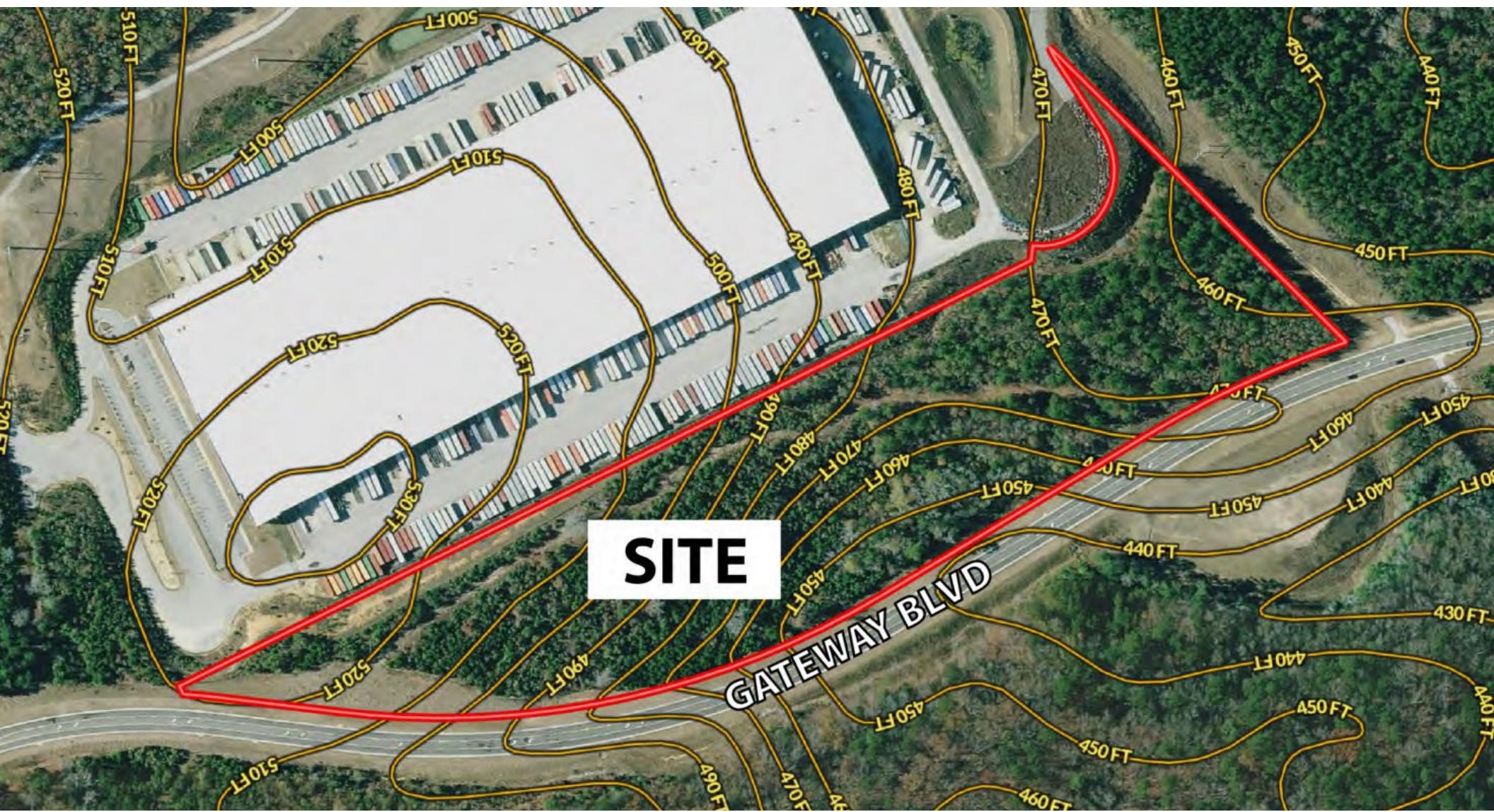
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# Topography Map (20ft Contours)

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## Current Medical Facilities

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### HEALTH & MEDICAL OFFICES / FACILITIES

 MEDICAL CAMPUS

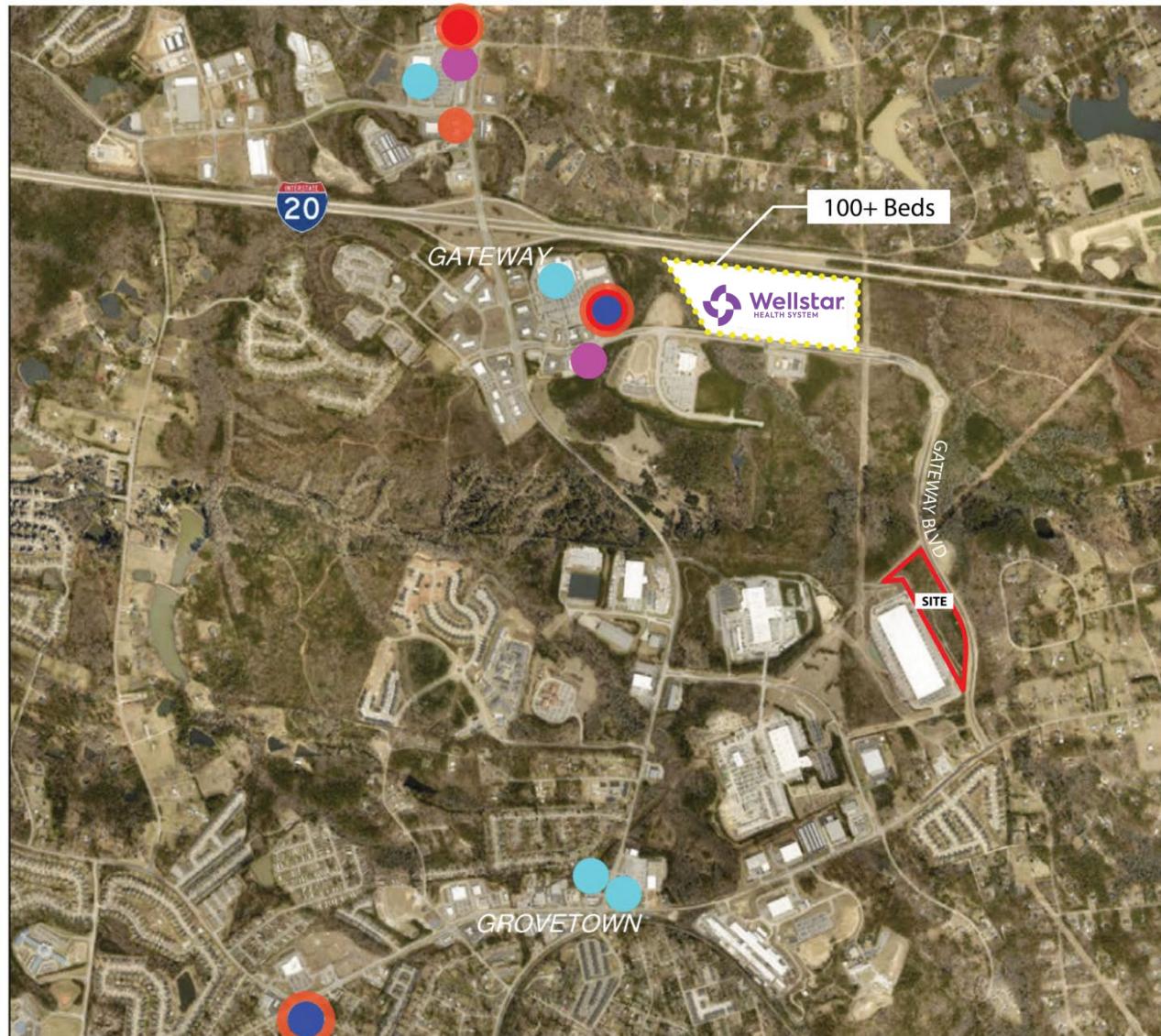
 PRIMARY CARE

 CLINIC / OUTPATIENT

 PHYSICAL THERAPY

 SPECIALIST

 PHARMACY



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# Let's talk.

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